

South Bend Central Development Area

Development Plan

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SOUTH BEND CENTRAL DEVELOPMENT AREA
DEVELOPMENT PLAN
SOUTH BEND, INDIANA

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
I. HISTORY	2
II. DESCRIPTION OF PROJECT	5
A. Purpose	6
B. Boundaries of the South Bend Central Development Area	7
C. Development Plan Goals	9
D. Development Plan Objectives	10
E. Types of Proposed Redevelopment Activities	13
III. LAND USE	13
A. Designation of Sub-Areas	13
B. Development Controls	15
C. Parking	15
D. Transportation	16
E. Public Improvements	17
IV. DESIGN REVIEW COMMITTEE	17
A. Establishment of Committee	17
B. Terms	17
C. Rules	17
D. Powers and Duties	18
E. Design Guidelines	18
F. Permits	18
G. Review	19
H. Amendments to Disapproved Plan	19
I. Signs	19
J. Existing Design Review Committee	19
K. Existing Design Review Guidelines	19
V. PROJECT PROPOSALS	19
A. Land Acquisition	20
B. Property Rehabilitation	20
C. Developer's Obligations	20
D. List of Property to be Acquired	Appendix A
VI. STATUTORY AUTHORITY	21
VII. PROCEDURE FOR AMENDMENT OF THE APPROVED DEVELOPMENT PLAN	21
VIII. MAPS	
A. South Bend Central Development Area	
B. Former Redevelopment Areas & Expansion Areas	
C. Land Use Sub-Areas	
D. Tax Allocation Area	

INTRODUCTION

Since 1968 three areas near the center of South Bend have been declared to be redevelopment areas by the South Bend Redevelopment Commission. These three areas -the Central Downtown Urban Renewal Area, the East Bank Development Area and the Monroe Sample Development Area -were each found to be blighted areas and plans were adopted to eliminate that blight and bring about new growth and redevelopment. The Central Downtown Urban Renewal Area was the first to be declared, in 1968, followed by the East Bank Development Area in 1980 and the Monroe Sample Development Area in 1981.

Each area had its own individuality in terms of land use, zoning, public improvements and plans for revitalization and redevelopment. Over the years, however, it became increasingly clear that the three areas were related to each other. Redevelopment activities in one area had a direct relationship on redevelopment activities in the other areas. Each of these three areas has unique characteristics which impact the other areas and it was recognized that redevelopment activities had to be coordinated in order to get the maximum redevelopment benefit. For example, an increase in the number of residential units in the East Bank and Monroe Sample areas will help strengthen the downtown office market by providing additional housing within walking distance of the downtown. Conversely, an increase in office workers in the downtown will improve the marketability of housing in the East Bank. Additional residential units in the East Bank and Monroe Sample areas will help support the retail businesses in the downtown while a stronger retail core in the downtown will improve the marketability of housing in these neighborhoods. Also, the recreational opportunities in the East Bank will support the convention and tourism facilities in the downtown.

The interrelationship among the three areas has caused the Redevelopment Commission to reexamine its plans for each of the areas and to merge the areas into a single area for planning and redevelopment purposes. This merged area will become part of a larger area to be known as the South Bend Central Development Area (Area).

As part of the reexamination of the three previously declared areas it was determined that certain land, not included in the original redevelopment areas, is directly tied into the redevelopment efforts taking place in those areas. Therefore the Area includes that additional land as well.

Although the plan that follows relates to the Area as a whole, attention will be given to three units within the Area. The area east of the river will be referred to as the East Bank, the area east of Michigan Street and South of Monroe Street will be referred to as Monroe Park and the remainder of the Area will be referred to as the Central Business District. Each of these sub-areas has its own land-use, and proper development of the sub-areas will be critical to successful redevelopment of the Area as a whole.

I. HISTORY

Central Business District

The Central Business District, or downtown, is the primary identity of the South Bend community. The image which the downtown has conveyed over the years has been directly related to the underlying economic, cultural and social foundations by which it is supported. The past twenty-five years in the history of South Bend have witnessed numerous changes in the identity of this area. The strong industrial base concentrated within the inner city accounted for 59% of the work force in 1953 and today accounts for only 27% of the work force. During this same period South Bend's population declined from 133,000 in 1960 to 108,000 in 1982, while the population of St. Joseph County increased by 3,000. Seizing the opportunities created by a growing suburban population and abundant developable land, retailing efforts shifted towards these new markets. Faced by the severe competition of the growing suburban shopping malls, the downtown's position as the primary retail district diminished rapidly. Immediate reaction by the downtown community was to attempt to compete head on with the new outlying retail districts. The creation of a pedestrian mall, rerouting of traffic around the core area, further restriction of internal circulation and the concept of a new enclosed mall within the downtown itself all began to have an effect on the new image of downtown. In preparation for these efforts, numerous parcels of land were cleared and assembled and remaining buildings were obscured by public improvements or covered up by facade treatments which were irrelevant to the original architecture. The downtown fabric became sparse, less accessible and lacked a cohesive identity. Even with major private and public efforts the downtown was unsuccessful in rebuilding its retail market position.

The physical evidence of all these factors constitutes continuing blight and obsolescence. However accurate these terms might be in describing downtown, the future potential of downtown South Bend is anything but bleak. A new identity is emerging based on new and strong foundations. The Central Business District has made significant progress in strengthening its position as the financial, professional, service, cultural and entertainment center of the Michiana region. Community recognition and support of the underlying strengths and inherent advantages of the downtown area has permitted effective long range planning and positive efforts towards revitalization.

The important relationship of inner-city neighborhoods to a healthy downtown has been recognized, and concentrated efforts to strengthen residential aspects of the inner-city have met with success, as evidenced by the Near Northwest, Park Avenue, West Washington, Near Northeast, and Edgewater neighborhoods. The East Bank and Monroe Park areas offer new potentials for residential development close to the downtown.

The St. Joseph River, which was a major influence in the early development of South

Bend due to its transportation and industrial uses, remains as a key element in current and future development of the downtown. Today, the visual, recreational and residential amenities provided by the river are stressed in development planning. A series of riverfront parks has been developed and new" construction along the river has taken place, from Century Center to the office buildings in River Glen Office Park and the Karl King apartment building

The presence of historic buildings is another asset of the downtown. Fifty-seven historic sites and structures are contained within the downtown area. Recently a Multiple Resource District nomination to the National Register of Historic Places was organized to encourage the renovation and use of these buildings. This designation would provide tax incentives to building owners who renovate their buildings according to historic preservation guidelines

The convention and tourist trade has taken an important position in the identity of downtown. The development of Century Center, the Marriott Hotel and the Americana Inn has supported a growing convention and tourism industry that has brought more than 115,000 people annually into South Bend with the potential for further growth

Downtown has broadened its efforts to maintain and build on its position as the cultural and entertainment center of the region. The Morris Civic Auditorium, Century Center, Discovery Hall, Studebaker Museum, Northern Indiana Historical Museum, South Bend Public Library, and the Art Center provide a rich diversification of cultural activities. Numerous other facilities add to the entertainment and recreational offerings of the downtown. These include the unique East Race Waterway which provides kayaking and other water sports, Island Park, Howard Park and a variety of restaurants and nightclubs including the restored 1886 Studebaker Mansion, Tippecanoe Place

Downtown is also the center of activity for the numerous local, state and federal government functions. The County-City Building and the St. Joseph County Courthouse create an impetus for a variety of related activities which occur in the downtown. Also, a solid and steady increase of occupied office space in the downtown over recent years has indicated new market potentials created by a significant population of downtown workers. These are the new foundations that provoke the South Bend community to renew its efforts towards revitalization of the downtown. A strong collaboration of public and private interest is essential to the development of an effective comprehensive plan and productive implementation strategies.

East Bank

The East Bank is located across the St. Joseph River from the Central Business District. This area played an important role in the industrial development of South Bend because of the presence of the East Race of the St. Joseph River. Originally constructed in !) the 1840's, the East Race provided hydraulic power to local industries such as the Singer Corporation and the A. C.

Staley Manufacturing Corporation. Over the years, however, other sources of power became available, technological advances made the older industrial buildings obsolete, and industry moved to outlying locations leaving behind older, multi-story factory buildings. Eventually the East Race was filled in during the 1950's and 1960's

The memory of the race did not fade with its destruction. City residents, community groups, business leaders and public officials began to investigate ways of reopening the race to provide recreational opportunities. At the same time, city planners were looking for ways to bring about new investment in the East Bank and reuse of vacant industrial buildings. The concept of reopening the race was formally proposed in the "St. Joseph River Corridor Study" prepared by Lawson Associates in 1973. In that study recommendations were made to improve the riverfront throughout the central area of South Bend, providing parks and pedestrian walkways along the river's edge. At that time, the study suggested re-use of existing structures in a residential community with a mix of businesses and offices connected by a system of pedestrian paths

With the reopening of the East Race Waterway in 1984 as a recreational facility there has been renewed interest in the East Bank. Private reinvestment in several older buildings has already occurred, and there is growing interest in new residential development on land previously acquired by the Redevelopment Commission. The unique characteristics of the East Bank -its proximity to downtown and the presence of the East Race Waterway - provide the City with two strong elements in its efforts to stimulate the desired private reinvestment in the area

Monroe Park

Monroe Park has a different background than the Central Business District or East Bank. In the early history of South Bend, Monroe Park was a farming area on the outskirts of the town. By 1859 most of the neighborhood was annexed with the exception of St. Joseph and Carroll Streets. This area, known as Taylor's Field, was developed as an upper middle income neighborhood after 1874. The balance of the area was devoted to workmen's housing for the nearby Birdsell Farm Equipment and Studebaker Wagon factories, and was largely completed early in the twentieth century.

The Monroe Park neighborhood began to decline during the 1950's and this decline accelerated during the 1960's and 1970's. This period was marked by a loss in population, a loss *in* the number of housing units and an increase in the number of non-residential uses occurring in the neighborhood. In 1981 the area was declared a redevelopment area and a number of activities were begun to clearly identify residential, industrial and commercial portions of Monroe Park. Since that time the Monroe Industrial Park has been largely completed. This industrial park is comprised of several light industrial businesses. At the same time housing programs *in* the residential area have been undertaken in order to strengthen that portion of the neighborhood. This has included moving five residential structures into the neighborhood to fill in vacant lots.

Projects in both the residential and industrial portions of Monroe Park have been designed to insure compatibility between the two components of the neighborhood

Future efforts in Monroe Park will concentrate on strengthening the residential neighborhood, through rehabilitation of existing houses and construction of new residential units. Monroe Park contains two of the major entrances to the Central Business District, Lincolnway East and South Michigan Street, and these will be improved. A healthy residential neighborhood and light industrial park will support the Central Business District and lead to the strengthening of the entire Area.

II. DESCRIPTION OF PROJECT

A. Purpose

For fifteen years the City of South Bend, Indiana has undertaken an aggressive, innovative, affirmative and on-going economic revitalization and physical redevelopment program for its inner-city areas. At times this effort has consisted of separate public and private actions: and, at times the effort has been a private-public partnership. The South Bend Central Development Area represents the next logical action in this continuing community revitalization effort

The revitalization of the inner-city requires a combination of redevelopment and rehabilitation strategies. In those areas of the inner-city where blight, deterioration, and obsolescence can be reversed by rehabilitation, the City has developed and implemented an area revitalization program that combines systematic and aggressive code enforcement with housing rehabilitation programs, small scale public works improvements, and maintenance programs

However, not all areas of the inner-city will respond positively to this combination of resources and programs. Since 1968 three contiguous areas within the core of the inner-city have been declared separate redevelopment project areas. These three areas are the Central Downtown Urban Renewal Area, the East Bank Development Area, and the Monroe-Sample Development Area. Though each of the three areas was approached as a separate and distinct project, all three areas were interrelated both functionally and economically. Changes in traffic patterns in one area affected traffic patterns in the other two areas. Development or redevelopment of land within one area affected the real estate market in the other two areas. The redevelopment goals established for one area could positively or negatively affect the achievement of goals in the other two areas

Though each area retained certain distinct characteristics, it was recognized early in 1984 that it would be impossible to optimally develop and redevelop each area without an integrated and comprehensive revitalization strategy, plan, and implementation program. It was decided that

it was critical that the three areas be merged and expanded to include contiguous areas critical to the optimum development of the merged areas

The expansion and merger of the three project areas has resulted in the creation of the South Bend Central Development Area. The interrelated aspect of the three areas is explicitly recognized and articulated through a comprehensive plan and program encompassing all the major elements in the central core of South Bend's inner city: primary office space, retail, governmental and cultural facilities, visitor facilities (such as convention and conference centers, hotels, and recreational-entertainment facilities), residential, specialized light industrial, warehousing/distribution uses, secondary office space, transportation, and urban open space and the St. Joseph River.

The purpose and intent of the expansion, merger and concomitant plan is to develop a positive synergism within the South Bend Central Development Area by ensuring that all three sub areas work together. The aim is to complement, not compete. The land uses, circulation systems, public facilities, urban design, public improvements and market strategies contained in each separate development plan have been assessed, revised, and brought together into one integrated and comprehensive development area, plan and implementation program.

B. Boundaries of the South Bend Central Development Area (As amended on November 5, 2004)

Beginning at the point of intersection of the South right-of-way line of Sample Street with the West right-of-way line of Michigan Street; thence North along said West right-of-way line of Michigan Street to its intersection with the Northerly line of the Conrail Railroad (formerly Penn Central) right-of-way; thence Northwesterly along said Northerly railroad right-of-way line to its intersection with the Southerly projection of the West right-of-way line of Taylor Street; thence North along said West right-of-way line to its intersection with the Westerly projection of the North right-of-way line of vacated Monroe Street; thence East along the said projected right-of-way line to the intersection with the East right-of-way line of Taylor Street said point also being the Southwest corner of Lot 16, Block 7 of Vail's Southwest Addition to the City of South Bend; thence North along the said East right-of-way line to the intersection with the center line of the first 14-foot vacated alley lying North of vacated Monroe Street; thence East along the said center line to a point on the said center line that is 93.00 feet west of the East right-of-way line of Williams Street; thence South parallel with the West right-of-way line of Williams Street, 114.00 feet; thence East 93.00 feet to a point on the East right-of-way line of Williams Street, said point being 8.00 feet South of the Southwest corner of Lot 6, Block 8, of said Vail's Southwest Addition and the beginning of the vacated Williams Street to the South; thence North 8.00 feet along the East line of Williams Street to the said Southwest corner of Lot 6, Block 8; thence East along the South line of said Lot 6, Block 8, to the Southwest corner of Lot 6, Block 8; thence Southeasterly to a point on the East line of Lot

31 of said Vail's Southwest Addition, said point being 25.00 feet North of the Southeast corner of said Lot 31; thence South along the East line of Lot 31 to the North right-of-way line of vacated Monroe Street; thence East along the North right-of-way line of said vacated Monroe Street to its intersection with the southerly projection of the centerline of the first 14 foot alley lying West of Lafayette Boulevard; thence North along said projection and the centerline of said 14 foot alley to the South right-of-way line of Washington Street; thence West along said South right-of-way line to the East right-of-way line of Chapin Street; thence Westerly to a point located on the West right-of-way line of Chapin Street and 5 feet South of the South right-of-way line of Washington Street; thence South, a distance of 235 feet; thence West, a distance of 122.84 feet; thence South, a distance of 55 feet; thence West to the first North-South alley West of Chapin Street; thence South to a point 38.71 feet North of the North right-of-way line of Jefferson Boulevard; thence East to the West right-of-way line of Chapin Street; thence South to the North right-of-way line of Thomas Street; thence West along said North right-of-way line of Thomas Street to a point 105.58 feet East of the East right-of-way line of Laurel Street; thence North a distance of 67.25 feet; thence West, a distance of 105.58 feet to said East right-of-way line of Laurel Street; thence North along said East right-of-way line to a point 39.6 feet North of the North right-of-way line of Jefferson Boulevard; thence East to the West right-of-way line of the first North-South alley lying East of Laurel Street; thence North along said West right-of-way line to the North right-of-way line of the first East-West alley lying North of Jefferson Boulevard; thence West, a distance of 4 feet; thence North, a distance of 295 feet to the South right-of-way line of Washington Street; thence East along said South right-of-way line to the West right-of-way line of Chapin Street; thence North to the North right-of-way line of Washington Street; thence East along said North right-of-way line to the East right-of-way line of Williams Street; thence North along said East right-of-way line to the North right-of-way line of Colfax Avenue; thence East along said North right-of-way line to the center line of the first 14 foot alley lying West of Lafayette Boulevard; thence North along said centerline, in certain places being sometimes known as St. James Court, to the North right-of-way line of La Salle Avenue; thence East along said North right-of-way line to the West right-of-way line of Lafayette Boulevard; thence North along the said West right-of-way line to the North right-of-way line of Park Lane projected West; thence East along said projected right-of-way line and the North right-of-way line of Park Lane to the East right-of-way line of Michigan Street; thence South along said East right-of-way line to the North right-of-way line of Bartlett Street; thence East along said North right-of-way line to the centerline of the St. Joseph River, thence North along said centerline of the St. Joseph River to the centerline of Corby Street project West; thence East along said centerline and its projection west to a point 120 feet West of the first North-South alley East of Niles Avenue projected North; thence South, to a point 150 feet South of the South right-of-way line of Corby Street; thence East parallel with said South right-of-way line to the West right-of-way line of said first North-South alley East of Niles Avenue; thence South along

said West right-of-way line, a distance of 222 feet; thence Southwesterly, a distance of 260.82 feet; thence Northwesterly, a distance of 85 feet; thence Southwesterly, a distance of 222 feet to the Northeasterly right-of-way line of Niles Avenue; thence Northwesterly along said right-of-way line, a distance of 312 feet; thence Northeasterly, a distance of 199.95 feet; thence Northerly, a distance of 141.54 feet to a point 378.66 feet West of said first North-South alley East of Niles Avenue also on the South right-of-way line of Corby Street; thence West along said South right-of-way line and its projection West to the East shore of the St. Joseph River; thence Southerly along said East shore to the intersection of the Southerly right-of-way line of Bartlett Street projected East; thence West along said projection and the South right-of-way line of Bartlett Street to the East right-of-way line of St. Joseph Street; thence South along said East right-of-way line of St. Joseph Street to the North right-of-way line of Marion Street; thence East along the said North right-of-way line and its projection to the East to the centerline of the St. Joseph River; thence Southwesterly along said centerline of said St. Joseph River to the intersection of the centerline of the St. Joseph River and the centerline of the East Race; thence Southeasterly along said centerline of the East Race to the centerline of LaSalle Avenue; thence East along said centerline of LaSalle Avenue to a point 110 feet West of the West right-of-way line of Niles Avenue; thence North 159.25 feet; thence East 110 feet to the West right-of-way line of said Niles Avenue; thence Easterly to the Northwest corner of Lot 71 in the Original Town of Lowell; thence East along the North line of said Lot 71 to the centerline of the first North-South alley East of Niles Avenue; thence North along said centerline of said Alley to the centerline of Madison Street; thence East along said centerline to the centerline of Hill Street; thence South along said centerline to the centerline of LaSalle Street; thence East along said centerline to the projected centerline of the first alley East of Hill Street; thence south, along said projected centerline to a point that is 66 feet north of the North right-of-way line of Washington Street; thence East to the East right-of-way line of St. Louis Boulevard; thence South along said East right-of-way line to the North right-of-way line of Washington Street; thence East on said North right-of-way line to the East right-of-way line of the first North-South alley East of St. Louis Boulevard; thence South along said East right-of-way line of alley to the South right-of-way line of the first East-West alley South of Washington Street; thence West along said South right-of-way line of said Alley to the centerline of the first 14 foot North-South alley lying East of Hill Street; thence South along said centerline of alley to the South right-of-way line of Jefferson Boulevard; thence East along said South right-of-way line to the East right-of-way line of St. Louis Boulevard; thence South along said East right-of-way line to the North right-of-way line of Wayne Street; thence East along said North right-of-way line of Wayne Street to the East right-of-way line of Notre Dame Avenue; thence South along said East right-of-way line to the Northeasterly right-of-way line of Northside Boulevard; thence Southeasterly along said Northeasterly right-of-way line to the South right-of-way line of Sample Street; thence Southwesterly along said South right-of-way line to the centerline of the St. Joseph River; thence meandering Northwesterly

along said centerline to the Easterly projection of the Southerly right-of-way line of Monroe Street; thence Southwesterly along said projection and the Southerly right-of-way line of Monroe Street to the Easterly right-of-way line of Lincolnway East (U.S. Highway #933); thence Southeasterly along said Easterly right-of-way line to the South right-of-way line of Sample Street; thence West along said South right-of-way line to the place of beginning containing 580.05 acres more or less.

C. Development Plan Goals

The overall goal for the Area is to achieve the economic revitalization and physical redevelopment of the Area as an attractive, exciting, unique and viable urban center for people, businesses, and institutions. Related to this goal are various sub-goals:

1. To make the Area a multi-use regional center for North Central Indiana and South Central Michigan for business and consumer services, specialty retail, governmental and medical services, cultural, entertainment, recreational, and convention uses
2. To strengthen the residential component of the Area by increasing the number and type of middle income housing units
3. To increase the level of private investment and reinvestment in the Area
4. To increase both the personal and real property tax base within the Area
5. To retain and increase jobs within the Area by retaining and attracting both consumer service, business service and light industrial uses
6. To increase the functions and facilities within the Area to make it an attractive and competitive area for living, working, and recreation
7. To enhance and strengthen the various linkages between the Central Business District, East Bank and Monroe Park
8. To create the physical and organizational environment that will facilitate and enhance the phase-in of private resources and the phase-out of extraordinary public investment
9. To make the old and new buildings, facilities, and public improvements work together to enhance the uniqueness and attractiveness of the Area
10. To create an overall environmental quality that recognizes the pervasive use and influence of the automobile on the Area but at the same time provides pedestrians with a

safe, accessible, and attractive circulation system.

11. To coordinate the economic revitalization and physical redevelopment of the Area with the major programs being implemented on commercial corridors such as Western Avenue and Lincoln Way West.

12. To increase the use of the parks and walkways along the St. Joseph River and the East Race Waterway for both passive and active recreation.

13. To encourage a balanced transportation system that provides for and accommodates various forms of transportation including automobile, bus and pedestrian traffic.

14. To maintain a consistently high level of quality in design and materials for new construction, renovation projects, public space, landscaping, lighting and signage.

15. To create and maintain a strong private/public organizational framework in which to establish project plans and implementation strategies.

D. Development Plan Objectives

I. Central Business District

- a. To facilitate and promote new retail, commercial and mixed-use development of vacant or underutilized land, both publicly and privately owned, consistent with the goals for the Area.
- b. To facilitate and promote the increased use of existing vacant or underutilized buildings through a comprehensive and systematic combination of facade design, public improvements, financial and tax incentives, parking and other related programs.
- c. To identify and define a core activity area and focus planning, programs, development, implementation strategies and private and public resources to create a critical development mass.
- d. To improve the physical connection for pedestrians and increase the movement of foot traffic between the Central Business District and the East Bank.
- e. To create a simpler vehicular circulation system for internal traffic patterns which allows for greater accessibility and visibility of

destination points.

- f. To minimize the conflict between pedestrians and vehicles within the high density development area (Area A) of the Central Business District.
- g. To maximize the use of existing public and private parking garages and to provide a more unified system of attractive surface parking lots and simplified on-street parking.
- h. To encourage and support the development of mixed-use projects and buildings that include appropriate public space and internal parking.
- i. To develop a system of interior connections, covered pedestrian ways, and skywalks through private and public actions.
- j. To facilitate and encourage the preservation and use of historically or architecturally significant buildings.
- k. To encourage, facilitate, and develop a lender commitment program for Central Business District business attraction, facade renovation, building rehabilitation, and new construction.

2. East Bank

- a. To create a high quality, residential neighborhood with compatible commercial uses through a combination of high density and medium density residential projects.
- b. To encourage projects that complement developments and activities in the Central Business District and Monroe Park.
- c. To develop additional recreational and entertainment facilities and uses that will enhance the passive and active recreational usage within the East Bank and provide year-round sources of activity.
- d. To provide adequate private and public parking that is accessible, attractive and complementary to the East Race Waterway, the St. Joseph River and adjacent parks.

- e. To provide a comfortable transition from a dense Central Business District into adjacent neighborhoods to the north and east.
 - f. To stimulate the adaptive reuse of existing compatible structures in a way that is consistent with the goals and objectives of this Plan.
 - g. To maximize the use of the East Race Waterway and minimize the potential conflict between public use of the East Race Waterway and private development of surrounding properties.
 - h. To establish a strong regional identity for the East Bank and a national identity for the East Race Waterway.
 - i. To encourage the extension of the riverbank trail system throughout the East Bank and into the vicinity of the University of Notre Dame and St. Mary's College.
 - j. To create a pedestrian oriented environment within the East Bank and strengthen the pedestrian connection with the Central Business District.
 - k. To stimulate the private acquisition, conversion or reuse of existing non-compatible buildings and uses within the East Bank.
 - l. To coordinate future development and activities within the Howard Park area with the development and activities in the East Bank.
3. Monroe Park
- a. To create a new, positive identity for the Monroe Park neighborhood.
 - b. To develop an attractive and economically viable entrance to the Central Business District on both South Michigan Street and Lincolnway East/Monroe Street.
 - c. To improve the physical environment of the neighborhood through clean-up of vacant lots, removal of dead trees and brush, and public improvements to streets, curbs, sidewalks and lighting.
 - d. To expand the supply of housing for low and moderate income

- individuals by rehabilitation of existing houses.
- e. To strengthen the residential neighborhood by filling in vacant lots -either through new construction of single-family and multi-family units or through house moves.
- f. To protect the residential neighborhood by discouraging truck traffic through the area north of Bronson Street.
- g. To establish and maintain an enhanced landscaped edge along and between the residential neighborhood and the industrial park.
- h. To develop and maintain a high quality light industrial park.
- i. To stimulate the conversion of houses from non-residential to residential use.

E. Types of Proposed Redevelopment Activities

Realization of the goals and objectives for the Area will be accomplished by a combination of public and private actions. These actions include, but are not limited to, the following: property acquisition, relocation, clearance, vacation and dedication of public right-of-way, provision for public facilities and improvements, or any other activity pertaining to planning and implementing this development plan.

III. LAND USE

A. Designation of Sub-Areas

1. Central Business District

a. Area A: This area forms the principal service commercial, retail commercial and public core of the Central Business District. The basic objective to be realized in this area is high density development. Parking needs for this area shall be met within the context of an overall municipal parking plan which may include, without limitation, anyone or more of the parking facilities generally described in the Michigan Street Corridor Plan and incorporated herein by reference. This area will contain the greatest concentration of public improvements and will adequately meet the requirements of pedestrian-circulation. Vehicular circulation patterns shall be designed in such a manner as to maximize accessibility and visibility of destination points. Residential uses which conform to local ordinance and code regulations will also be permitted.

b. Area B: This area shall retain its present basic function as a secondary service commercial and retail commercial area. Less emphasis shall be placed on high density development within this area. Parks and recreational uses will be permitted within this area including, without limitation, a stadium or other structure to be used for athletic, recreational, cultural and community events located at 501 South Street. Parking requirements shall be met by on-site parking provisions as required by local ordinance and by on-street parking.

c. Area C: This area shall retain its present function of providing a cultural/convention center for the community. The balance of this area shall be retained for use as public parks, river walkways and recreational amenities. Parking facilities to serve the needs of the cultural/convention center will be provided to a limited degree within the area itself. Such parking will meet the short term needs of the public. Longer term parking facilities to serve the area will be provided within the context of the overall parking plan for the downtown core area. pedestrian circulation patterns within the area shall be developed in such a manner to enhance the relationship of the cultural/convention center to the downtown core area and to the East Bank.

d. Area D: This area shall retain its function as a lower density office park development. Parking requirements in this area shall be met on-site. Considerable land area shall be devoted to open and landscaped spaces. Public walkways and recreational amenities shall be maintained along the river frontage of this area, as well as a pedestrian bridge connecting this area to the recreational development on the eastern side of the St. Joseph River. Additionally, the southeastern portion of this area shall maintain its function as the regional postal facility along with public, pedestrian and parking amenities.

e. Area E: This area is comprised of three similarly functioning sub-areas. These areas shall be devoted to high density residential use and related commercial facilities. Parking for these areas shall be provided on-site.

2. East Bank

a. Area F: Residential. The highest priority in this area shall be on multi-family residential.

b. Area G: Commercial and Mixed Use. The highest priority in this area shall be on commercial and mixed residential/commercial uses.

c. Area H: Redevelopment Owned Park Land. This area is currently being used as park land. Any other use of this land must be approved by the Redevelopment Commission.

3. Monroe Park

a. Area I: This area serves as the residential portion of Monroe Park. This residential area is to be strengthened through housing rehabilitation and new construction that is compatible with the existing character of housing in the neighborhood.

b. Area J: This area is designated for industrial use.

c. Area K: This area is designated for commercial use.

B. Development Controls

The controls and regulations for the Area are designed to provide for development that is consistent with Plan goals and objectives.

1. Plans and specifications for all projects located within the Area shall be subject to review and approval of the Design Review Committee.

2. The controls in this Plan are in addition to and do not affect any and all basic requirements of applicable statutes, codes and ordinances as amended from time to time. These include, but are not limited to, zoning, height and area, signage, and parking requirements.

3. Whenever feasible, utility lines shall be placed underground.

4. Existing uses in the Area which do not conform to this Development Plan, may continue unless the Redevelopment Commission acquires the property through its regular acquisition procedures

5. The Redevelopment Commission may adopt detailed project plans for all or portions of the Area.

6. In order to accomplish the goals and objectives of this Plan, considerable study will be given to current zoning in the Area. The Redevelopment Commission may be recommending changes in zoning to the Area Plan Commission of St. Joseph County and the South Bend Common Council.

C. Parking

1. All uses within the Area, with the exception of uses found within the Exempted Central Business District Area as designated in the "Book of Maps" and in Section 21-104 of the Municipal Code of the City of South Bend, shall provide accessory off-street parking

facilities as required by local ordinance.

2. In order to prevent undue traffic congestion in high density areas of the Central Business District and to promote orderly and efficient circulation of pedestrians and vehicles, it is necessary and reasonable that off-street parking facilities be provided in such areas only in conformity with an overall, coordinated parking plan. To secure this objective, no accessory off-street parking facilities shall be required for any use in the Exempted Central Business Core Area as shown upon a certain map in the "Book of Maps" and in Section 21-104 of the Municipal Code of the City of South Bend

3. The construction of parking structures in the Central Business District and the East Bank is recommended.

4. Multiple standards are recommended for parking spaces to accommodate compact as well as full size automobiles and to encourage shared uses of parking areas and facilities.

5. Off-street parking areas shall be suitably paved, drained, lighted and landscaped as per adopted Design Guidelines.

6. In the East Bank, careful attention shall be given to the location of surface parking lots. It is recommended that no surface parking lot be located adjacent to the East Race Waterway or the St. Joseph River.

7. The Redevelopment Commission will work with the Area Plan Commission of St. Joseph County to study current parking requirements and may make recommendations to change these requirements to reflect current parking and planning needs for different types of uses within the Area.

D. Transportation

1. Central Business District. The basic objective of the transportation plan will be the provision of a vehicular circulation system that will facilitate the free and safe flow of traffic into, through and around the Central Business District. Regional traffic patterns are to remain essentially unchanged. Internal traffic patterns are to be simplified with the goal toward accessibility and visibility of destination points.

2. East Bank. The basic objective of the transportation plan is to minimize the impact of the automobile on the East Race Waterway and to limit arterial traffic. The arterial streets of LaSalle Street, Colfax Avenue, Jefferson Boulevard, and Hill Street will remain as such. Arterial traffic on Niles Avenue will be discouraged. TRANSPO bus routes are encouraged

to remain and it is recommended that bus shelters be placed in strategic locations. As the area develops, bus routes should be revised accordingly.

3. Monroe Park. In order to protect the integrity of the residential neighborhood, truck access to the industrial park will be from Sample to Fellows on the South and Lincolnway East to Marietta on the East.

E. Public Improvements

Public improvements in the Area may include, but are not limited to, street and streetscape improvements, pedestrian walkways, skywalks, public facilities, lighting, relocation of certain public rights-of-way, relocation of certain utilities and the construction of public parking facilities.

IV. DESIGN REVIEW COMMITTEE

In order to achieve high quality design and insure a feeling of continuity throughout the Area, a Design Review Committee (Committee) is hereby established. Nothing herein shall give the Committee authority over any building, zoning or other code requirements of federal, state or local law.

A. Establishment of Committee

A Design Review Committee of eight (8) members shall be established. Members shall be the Executive Director of the Department of Economic Development, the City Engineer, the Director of the Area Plan Commission of St. Joseph County, the City Building Commissioner, one at-large member appointed by the Redevelopment Commission, and three persons appointed by the Commission, one each representing the Central Business District, the East Bank and Monroe Park. The Executive Director of the Department of Economic Development shall serve as chairman of the Committee. Five (5) members of the Committee will constitute a quorum.

B. Terms

Members of this Committee shall serve without pay for two year terms. Appointed members shall serve at the pleasure of the Commission. Vacancies occurring through death, resignation or other causes shall be filled for the unexpired term in the same manner as the original appointments.

C. Rules

The Committee shall adopt such rules and procedures as are necessary to conduct its business, including the dates and times of meetings and hearings.

D. Powers and Duties

The Committee shall function in an advisory capacity to the Redevelopment Commission. It shall review the plans and specifications for all projects located within the Area that involve new construction, exterior renovation or site work. This review will include design, site planning, open space and other applicable considerations pertaining to compliance with the standards set forth in the South Bend Central Development Area Design Guidelines. In exercising these duties the Committee shall follow the procedures and act within the limitations established in this section.

E. Design Guidelines

The Redevelopment Commission shall, by Resolution, adopt Design Guidelines for use by developers on all projects within the Area. The Design Review Committee will base their approval of plans on how well the proposals have followed these guidelines. The Design Guidelines may be reviewed and revised as necessary by Redevelopment Commission action.

F. Permits

No permit shall be issued for construction, reconstruction, alteration, or rehabilitation of any building in the Area until the plans and specifications for the building have been approved by the Design Review Committee.

G. Review

All proposals riled with the Design Review Committee for review and approval shall be accompanied by architectural plans and/or engineering drawings and specifications for the work involved. Such plans shall be reviewed for compliance with the standards and objectives of the Plan and Design Guidelines. Upon receipt of the plans the staff of the Department of Economic Development will review them, prepare a staff report, and schedule a meeting of the Committee with the developer, generally within two weeks from receipt of the plans. At this meeting the Committee will review plans and the staff report with the developer and either approve the plans as submitted, ask for additional information, approve the plans as modified, or reject the plans. The developer will be notified in writing of modifications in plans or specifications that are necessary to receive approval. Approval by the Committee does not constitute approval of any federal, state or local building, zoning or other requirements but is solely pertaining to the Design Guidelines over which the Committee has advisory jurisdiction for the Commission. The Committee shall have the right to waive the review process for any

project.

H. Amendments to Disapproved Plan

Within thirty days after disapproval of a development plan, the developer may file with the Committee an amendment to such plan or an amended plan which shall be limited exclusively to changes made necessary to meet the modifications requested by the Committee. Review procedures for an amended plan shall be the same as for an initial submission.

I. Signs

All proposals for signs within the Area shall be reviewed by the Committee and evaluated for compliance with the standards established in the Design Guidelines.

J. Existing Design Review Committee

Upon confirmation of this Plan, the Design Review Committee previously appointed by the Redevelopment Commission shall be dissolved and the Commission shall appoint members to this new Committee.

K. Existing Design Review Guidelines

Upon confirmation of this Plan, the Design Review Guidelines previously adopted by the Redevelopment Commission will remain in place until new guidelines are adopted.

V. PROJECT PROPOSALS

A. Land Acquisition

The Land Acquisition Plan Map and List of Property to be Acquired (Appendix A) indicate real property to be acquired for redevelopment purposes. The List of Property to be Acquired also sets forth parcel ownership and square footage/key number for such land.

After acquisition, the City of South Bend Department of Redevelopment will either:

1. Demolish the structure or structures thereon, if any, and dispose of the land for redevelopment at its fair market value, excepting those cases when land is sold or leased to another public body, pursuant to Indiana Code 36-7-14-22, for uses in accordance with the Development Plan; or

2. Sell or lease the property to purchaser or lessee at its fair market value, excepting those cases when property is sold or leased to another public body pursuant to Indiana Code 36-7-14-22, for uses in accordance with the Plan subject to its being rehabilitated in conformance with the South Bend Central Development Area Design Guidelines.

B. Property Rehabilitation

All properties in the Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including, but not limited to, Chapters 6,8,9, and 21 of the South Bend Municipal Code.

All properties within the Area shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the Area and the requirements of the South Bend Municipal Code.

C. Developer's Obligations

The land acquired by the Redevelopment Commission will be disposed of subject to an Agreement between the Commission and the Developer. The Developer will be required by the Agreement to observe the land use and building requirements and objectives of this Plan and to carry out all development within an agreed time period. The Agreement and Deed contain other provisions required by the Commission and the United States Department of Housing and Urban Development.

In addition, the following provisions, plus other appropriate provisions, will be included in the Agreement:

1. An approved plan for the project and a time schedule for start and completion of the project.

2. That the purchase of the land is for the purpose of redevelopment and not for speculation. Purchase contracts will provide that the Developer agree that purchase of the property is for the purpose of redevelopment and not for land speculation. Prior to the completion of the redevelopment project, the Developer may not sell, lease, or otherwise transfer such land (or improvements) without the prior written consent of the South Bend Redevelopment Commission.

3. That the land will be built upon and improved in conformity with the objectives and provisions of the Plan.

4. That the building of improvements will be commenced and completed within a specified period of time.

5. That the Developers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, age, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon, nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises therein conveyed, or improvements erected or to be erected thereon.

D. List of Property to be Acquired

Properties are all listed at the back of the development plan.

VI. STATUTORY AUTHORITY

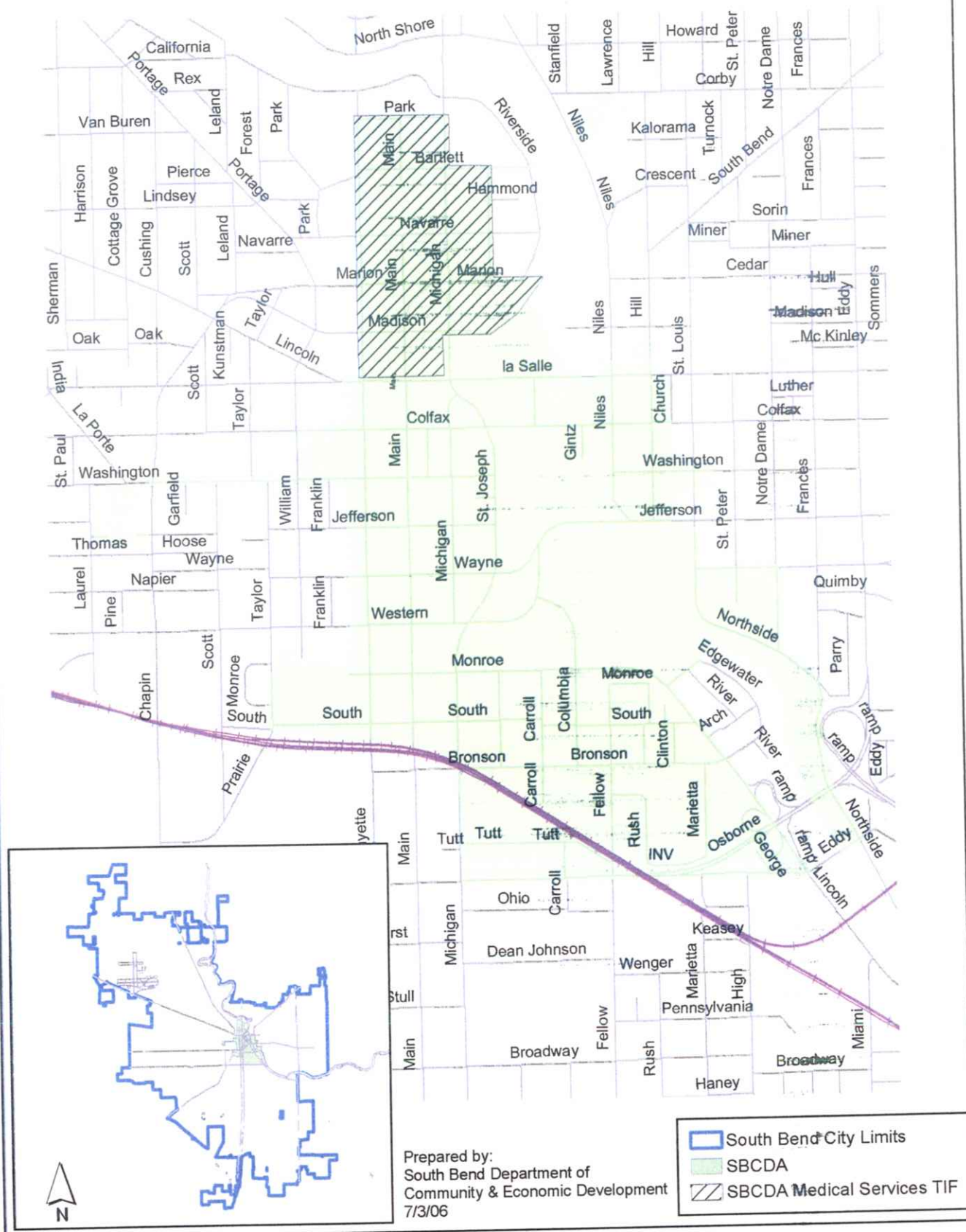
The controls, regulations and land use restrictions contained in this Plan are for the specific purpose of implementing the South Bend Central Development Plan pursuant to Indiana Code 36-7-14-1-et. seq.

VII. PROCEDURE FOR AMENDMENT OF THE APPROVED DEVELOPMENT PLAN

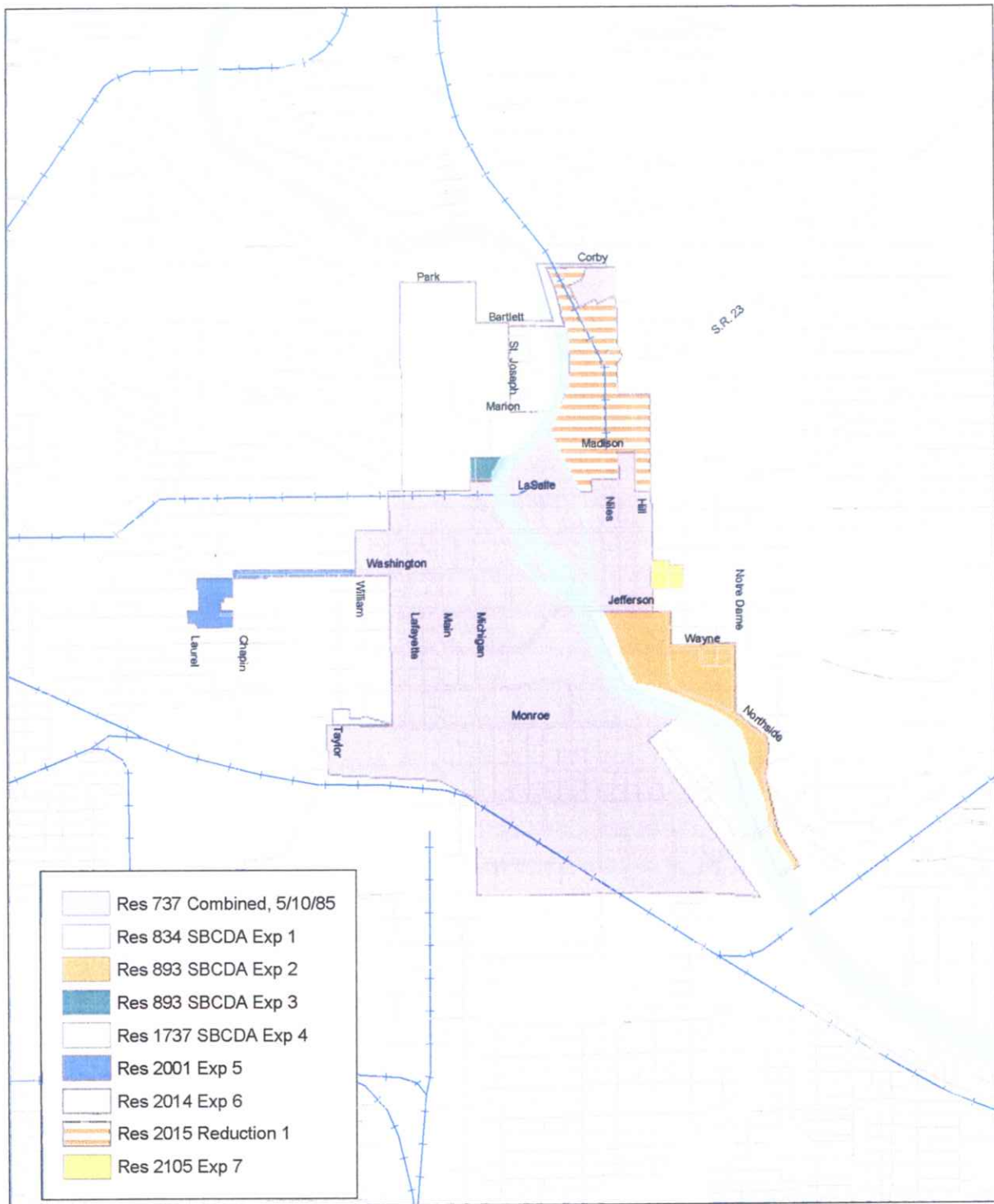
The South Bend Central Development Plan may be amended by resolution of the South Bend Redevelopment Commission. Any change affecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

South Bend Central Development Area

Boundary as of Resolution No. 2105, 11/5/04

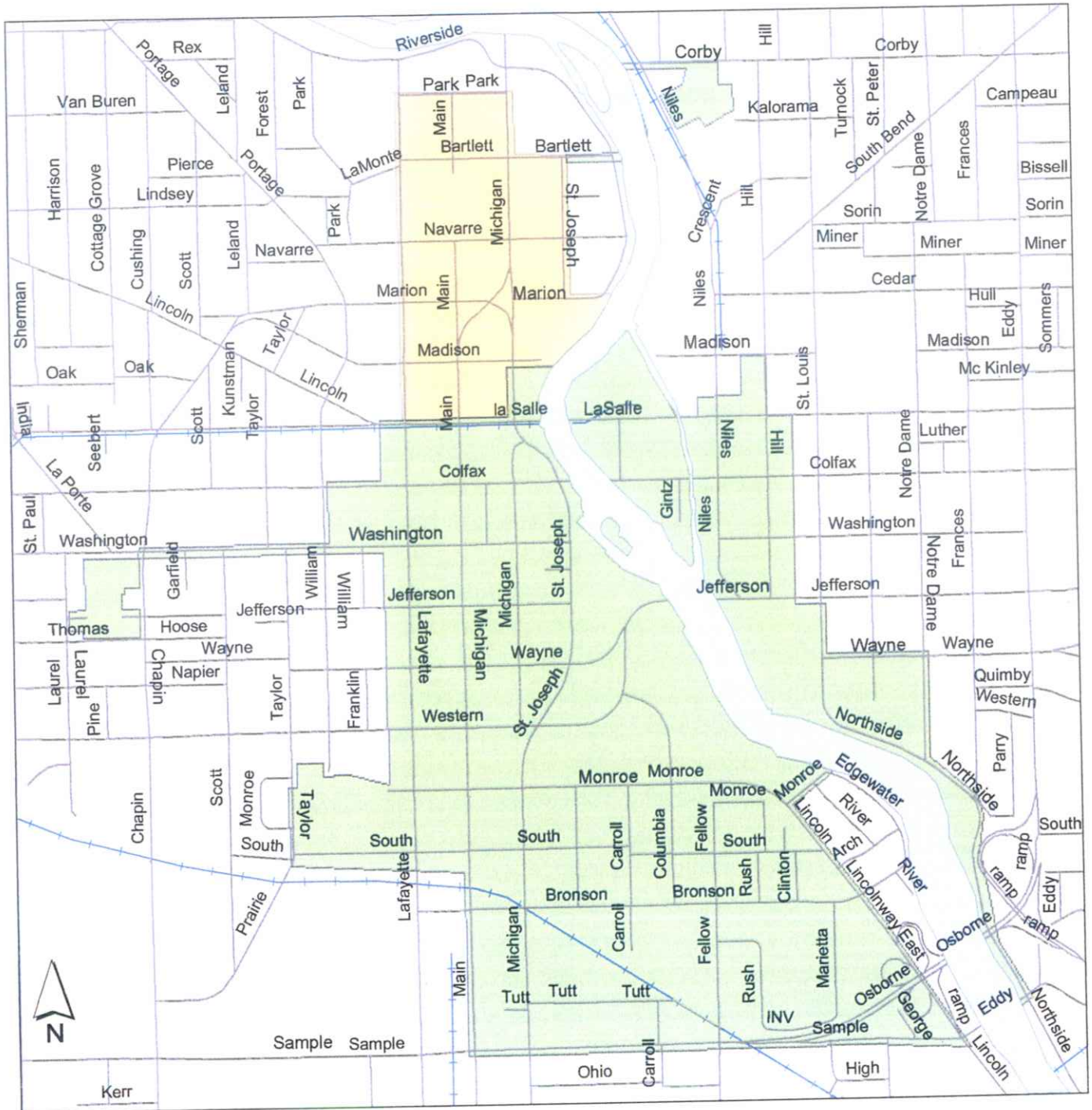


South Bend Central Development Area Expansion/Reduction Areas



Prepared by:
South Bend Department of
Community & Economic Development
11/5/04

South Bend Central Development Area Allocation Areas

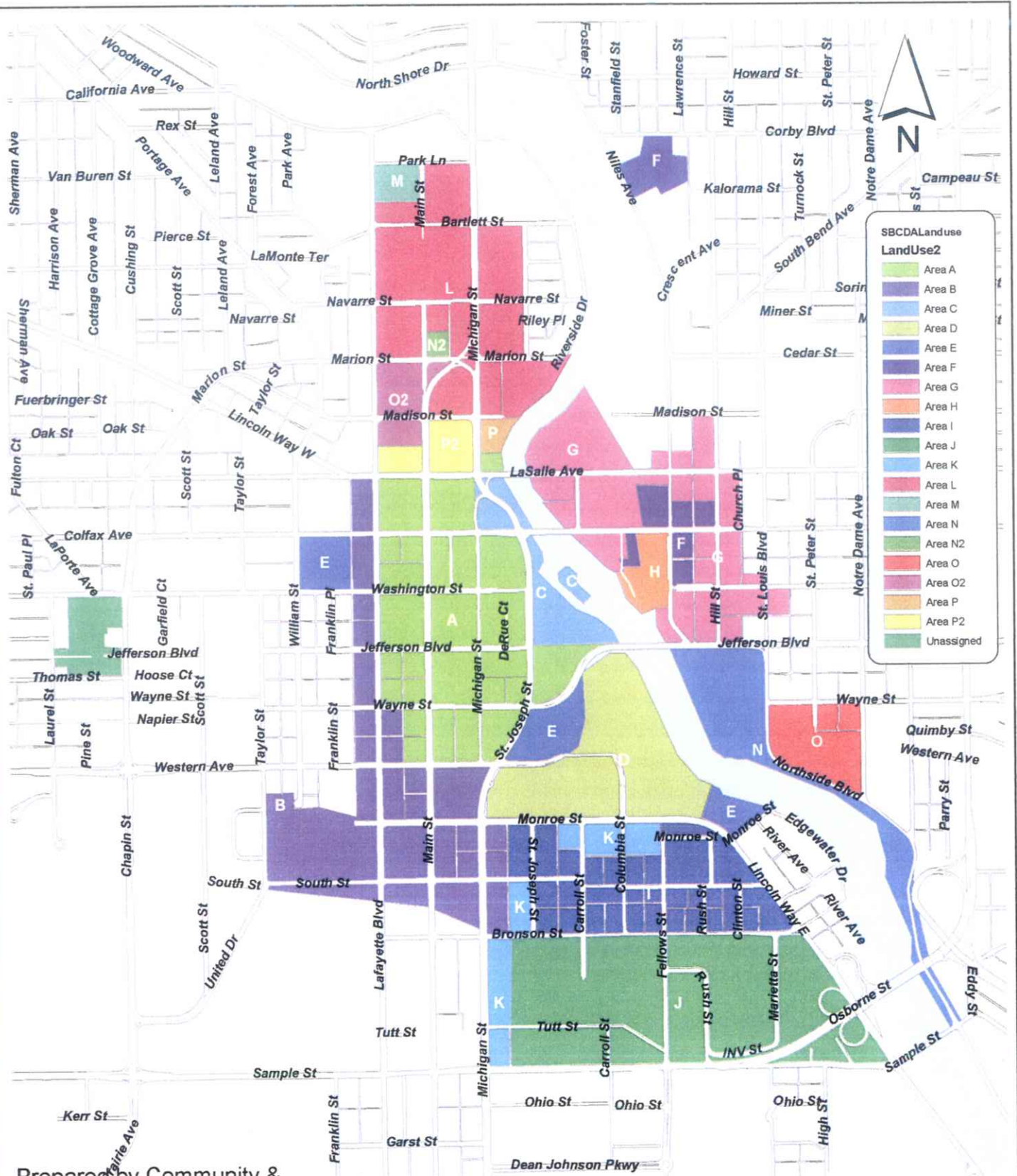


Legend

- South Bend Central Allocation Area 1A
- Downtown Medical Services District Allocation Area

Prepared by:
South Bend Department of
Community & Economic Development
11/5/04

South Bend Central Development Area Land Use Plan



Prepared by Community &
Economic Development
September 2006

Appendix A

South Bend Central Development Area Development Plan Acquisition List

Resolution #	Date	Property Address/ Parcel #	Key # / Block #	Owner's Name
737	5-10-85	16, 17	C4	Frank & Geraldine Toepp, John & Ida Toepp & Corporation of St. Mary's College
737	5-10-85	74	C4	Martin E. & Carol Feferman
	5-10-85	Part of 6 & 7	C8	Robert Baer
737	5-10-85	2	C9	Robert Williams
737	5-10-85	1 & 2	E2	Samuel & Olia Coffman
737	5-10-85	1(a), 1(b) & 1(c)	E9	Ralph J. & Evelyn M. Andreae
737	5-10-85	2	E9	George L. Hammerschmidt, Bruce E. & Rosemary D. Hammerschmidt, Martha L. Waterhouse, Summit & Elizabeth Trust Company
737	5-10-85	4	E9	Tony Sergio, Jr.
737	5-10-85	8(a)	E9	Wayne & Diana England & Howard P. & Pamela Dosmann
737	5-10-85	8(b)	E9	Ellen C. Dosmann
737	5-10-85	14 & 15	E9	Dennis R. Bamber
737	5-10-85	15	M2	Oliver J. Kushto
737	5-10-85	16	M2	Charles Stoddard
737	5-10-85	1	M5	Stanley F. Lewiecki & Alexander M. Neitch
737	5-10-85	9	M5	The Board of Commissioners of St. Joseph County
737	5-10-85	10	M5	Victor W. Schultz
737	5-10-85	11	M9	Richard L. & James A. Fenters
737	5-10-85	13	M9	Richard L. & James A. Fenters
737	5-10-85	1, 2, 4	C15	George R. Seifer & Sara K. Seifer
737	5-10-85	5	C15	Monica M. Peak
737	5-10-85	6, 7	C15	Freeman-Spicer Company, Inc., Elinor Spicer & Florence Fishgrund
737	5-10-85	8, 9	C15	Van E. Gates
737	5-10-85	13	C15	Roosevelt Fuller
737	5-10-85	14, 15	C15	LaWanda Cannon
737	5-10-85	16	C15	Rober L. Tavenier, Jr., Janet L. Tavenier
737	5-10-85	17	C15	Oscar & Katherine Brookins
737	5-10-85	18	C15	William C. Flanders
737	5-10-85	19	C15	Joe E. Fennessee & Marie E. Schultz
737	5-10-85	20, 21	C15	Joscar J. Van Wiele, W. Joseph Doran
737	5-10-85	22	C15	Esther Litow
737	5-10-85	1	C17	Charles A. Schmidt, Raymond J. Schmidt, Pauline Quinlan, Hildegarde Grooms & Mona Mahler
737	5-10-85	2	C17	Rodger William Reed, Jr. & Lillie Mae Reed
737	5-10-85	3	C17	Sweet Home Baptist Church of South Bend
737	5-10-85	4	C17	Mary E. Bailey
737	5-10-85	5	C17	James S. Isbell & Ann B. Isbell
737	5-10-85	6, 7, 8	C17	Neal G. Corey & Betty L. Corey
737	5-10-85	9	C17	Irvin H. Goldberg & Dora Goldberg

Resolution #	Date	Property Address/ Parcel #	Key # / Block #	Owner's Name
737	5-10-85	10	C17	Edward J. Robison & Ollie Mae Robison
737	5-10-85	14, 15, 16, 17, 18	C17	Universal Painting Company, Inc.
737	5-10-85	20, 21	C17	Thomas E. & Elizabeth C. Love
737	5-10-85	22	C17	John H. Bivens
745	8-9-85	1, 2, 4	C15	George R. Seifer & Sara K. Seifer
745	8-9-85	5	C15	Monica M. Peak
745	8-9-85	6, 7	C15	Freeman-Spicer Company, Inc., Elinor Spicer & Florence Fischgrund
745	8-9-85	8, 9	C15	Van E. Gates
745	8-9-85	13	C15	Roosevelt Fuller
745	8-9-85	14, 15	C15	LaWanda Cannon
745	8-9-85	16	C15	Robert L. Tavenier, Jr., Janet L. Tavenier
745	8-9-85	17	C15	Oscar & Katherine Brookins
745	8-9-85	18	C15	William C. Flanders
745	8-9-85	19	C15	Joe E. Fennessee & Marie E. Schultz
745	8-9-85	20, 21	C15	Oscar J. Van Wiele, W. Joseph Doran
745	8-9-85	22	C15	Esther Litow
745	8-9-85	1	C17	Charles A. Schmidt, Raymond J. Schmidt, Pauline Quinlan, Hildegard Grooms & Mona Mahler
745	8-9-85	2	C17	Rodger William Reed, Jr. & Lillie Mae Reed
745	8-9-85	3	C17	Sweet Home Baptist Church of South Bend
745	8-9-85	4	C17	Mary E. Bailey
745	8-9-85	5	C17	James S. Isbell & Ann B. Isbell
745	8-9-85	6, 7, 8	C17	Neal G. Corey & Betty L. Corey
745	8-9-85	9	C17	Irvin H. Goldberg & Dora Goldberg
745	8-9-85	10	C17	Edward J. Robison & Ollie Mae Robison
745	8-9-85	14, 15, 16, 17, 18	C17	Universal Painting Company, Inc.
745	8-9-85	20, 21	C17	Thomas E. & Elizabeth C. Love
745	8-9-85	22	C17	John H. Bivens
751	11-8-85	3	C15	Greater Christian Tabernacle Church
795	2-27-87	16	M10	Robert D. & Rose Mary Brannan
867	2-10-89	1	E3	East Race Properties
881	7-28-89	M9-18, 17, 16, 14, 12	78	Ruszkowski Properties
881	7-28-89	M9-4, 5, 8, 10	78	James A. & Rebecca I. Fenters
881	7-28-89	M9-1, 2	78	Daniel B. & Victoria Snider
881	7-28-89	M9-3	78	Edward Trace
881	7-28-89	M9-6	78	Violet Barry
881	7-28-89	M9-7	78	Lewis & Dora Morrow
881	7-28-89	M2-18	76	Violet Barry
881	7-28-89	M2-17	76	A. H. Gardner
893	10-27-89	10	C2	Trust No. 30560, an Indiana General Partnership
893	10-27-89	12	M2	River Glen South
921	3-23-90			Niles Avenue between LaSalle St. & Washington St.
921	3-23-90			Madison Street between Niles Avenue and the East Race Waterway
921	3-23-90			Washington Street between Niles Avenue and Hill Street
921	3-23-90			Central Business District curbs & sidewalks: a) in front of the City parking lot

Resolution #	Date	Property Address/ Parcel #	Key # / Block #	Owner's Name
				<p>at 123 South Lafayette Blvd.;</p> <p>b) on the Lafayette Blvd. side of 228 W. Colfax St. (the west side of the Bath Bldg.)</p> <p>c) on Lafayette Blvd., north of Washington St. adjacent to the Valley American Bank parking lot;</p> <p>d) in front of 312 W. Colfax Avenue</p> <p>e) in front of 135 North Lafayette Blvd.;</p> <p>f) in front of the Colfax Theater;</p> <p>g) along North Main Street between LaSalle Avenue and Colfax Street near the former Christman Building;</p> <p>h) along the south side of LaSalle Street west of Main Street to the first public alley;</p> <p>i) along the North side of East Washington Street between Main Street and Michigan Street in front of Business Systems and Van Horne Jeweler;</p> <p>j) the corner of Main Street and Colfax Avenue by the Summit Bank;</p> <ul style="list-style-type: none"> - the parking lot at the Southwest corner of Niles and vacated Washington Street (parcel E4-1) - the seawall and sidewalk in Howard Park along the St. Joseph River - the river bank area between Northside Blvd., and the St. Joseph River from Howard Park to Sample Street - the lawn in front of the Morris Civic Auditorium at 211 N. Michigan Street - the public walkways on the western bank of the St. Joseph River from LaSalle Street on the north to Karl King Tower on the south
923	4-6-90			the riverbank area along the East side of the St. Joseph River between Colfax Avenue and the first East-West alley north of the Colfax Avenue as well as a strip of land along the Southern edge of 209 East Colfax adjacent to the Colfax Avenue right-of-way, more commonly known as Rink Riverside Printing, Inc.
944	7-27-90	M10-15, 14, 13, 12, 11, 10, 5, 4		Violet L. Barry
944	7-27-90	M10-6		A.H. Choitz

Resolution #	Date	Property Address/ Parcel #	Key # / Block #	Owner's Name
944	7-27-90	M10-3		Reiso Corporation
944	7-27-90	M3-1, 21		Violet L. Barry
944	7-27-90	M3-3		David J. Matthews & John Freidline
944	7-27-90	M3-4		Trustee Douglas L. Bridges
944	7-27-90	M4-15		Elaine & Robert Baker
944	7-27-90	M4-14		Donna Prawdzik
944	7-27-90	M3-2		City of South Bend
974	1-25-91	Part of C27-7		Jane A. Anderson
1019	10-11-91	C4-39A & C4-39B		Edmarde's Real Estate Partnership
1077	7-24-92	628 Rush St.	M11-9,10	Philip E. Bush
1077	7-24-92	611 Clinton St.	M11-17	Ora Lee Terry
1077	7-24-92	516 S. St. Joseph St.	M18-5	Coleman, James A. & Lucille M.
1077	7-24-92	530 S. Carroll St.	M1-18	Horner, Gregory R. & Celia M., McHenry, Clayton L. & Dorothy P, Wilber, C. Kenneth Jr. & Terri L
1205	1/4/94	600 N. Niles Ave	E17-6 118-5038-1350	Design Packaging Inc.
1248	9/2/94	Easement on B3-1		Azar, Inc./ Char King, Inc.
<p>Certain easement rights pertaining to a parcel of real estate situated in St. Joseph County, Indiana, described as parcel C, below:</p> <p>A portion of a parking easement recorded in book 815 page 113 of the St. Joseph County Recorder's Office, South Bend, Indiana. This is a non-exclusive easement affecting property located at 322 E. Colfax Avenue. The subject property is commonly known as the Stephenson Mill property and is owned by the City of South Bend. The beneficiary of the easement rights to be appraised is the Char-King, Inc./Wharf Restaurant property located at 320 E. Colfax Avenue, South Bend, Indiana. The easement is a non-exclusive parking easement benefiting the Wharf Restaurant for its use between the hours of 5:00 p.m. and 2:00 a.m., Monday through Saturday and from 12:00 a.m. to 12:00 p.m. on Sundays. The non-exclusive parking easement does not prohibit parking by the owner's of the real estate, in other words, parking between the hours previously stated is on a first come first served basis for the property owner and the beneficiary of the easement. The subject of this appraisal assignment has further been defined as three described easement areas. Easement A is the original easement containing .1512 acres of land area surfaced with older asphalt paving and accommodating sixteen parking spaces according to the appraiser's calculations. Easement B is the proposed new easement containing .0406 acres of land area which is currently being improved with asphalt paving, drywells, concrete curbing, landscaping, lighting, and which will accommodate ten parking spaces. Easement C is described as Parcel A minus Parcel B containing .1106 acres surfaced with older asphalt paving and accommodating six parking spaces according to the appraiser's calculations. In essence, Parcel C represents the reduction in easement area to the beneficiary which is the Wharf Restaurant.</p> <p style="text-align: center;">LEGAL DESCRIPTION</p> <p>A legal description of the subject easement area has been prepared by Peirce , Associates Land Surveyors, South Bend, Indiana as job #941724, dated August 18, 1994.</p> <p>Parcel A is described as:</p> <p>Beginning at a point on the south line at Colfax Avenue, 374.78' west of the west line of Niles Avenue, said south line of Colfax Avenue having an assumed bearing of N 90 degrees 00'00. E (due east and west); thence south 00 degrees 56'00. E a distance to 188.20'; thence east 35'; thence north 00 degrees 56'0. west 188.20'; thence west 35' to the point to beginning containing 0.1512 acres.</p> <p>Parcel B is Described as:</p> <p>That part to Lot #2 of the recorded plat to "Opelika Minor Subdivision" recorded by document #9341067 in the records to the St. Joseph County, Indiana Recorder's Office and being more particularly described as: Beginning at a point which south 89 degrees 54'00" east, 12.01' and south 00 degrees 56'55" east, 18.00'; from the northwest corner to said Lot; thence south 89 degrees 54'00" east, 19.00'; thence south 00 degrees 56'55" east, 93.00'; thence north 89 degrees 54'00. west, 19.00'; thence north 00 degrees 56'55. west, 93.00' to the Point to Beginning.</p> <p>Parcel C is described as:</p> <p>Parcel A minus Parcel B, containing .1106 acres.</p>				

Resolution #	Date	Address/ Parcel Number	Key #/ Block #	Owner's Name
1293	11/4/94	C25-12 (includes building and land - Lot 1 and 2)		The Alexander Company, Inc./ Central High Partnership
1547	11/21/97	C22-4, 214 W. Jefferson Blvd	18-3007-0223	Carol J. Minker
1559	12/19/97	S.E. Corner Monroe and Lafayette C14-4	18-3015-0563.01	SSP Properties, An Indiana Partnership
1559	12/19/97	517 S. Main St. C14-9	18-3015-0580	SSP Properties, An Indiana Partnership
1559	12/19/97	515 S. Main St. C14-10	18-3015-0579	SSP Properties, An Indiana Partnership
1559	12/19/97	511 S. Main St. C14-11	18-3015-0578	SSP Properties, An Indiana Partnership
1559	12/19/97	201 S. Main St. C22-1, C22-2, C22-3	18-3007-0226	Phillip A. Traub
1559	12/19/97	213-217 S. Main St C22-16	18-3007-0231	City Chapel Evangelical Free Church
1559	12/19/97	Vacant lot Colfax C2-6 (A part of)	18-1008-0305.03 (A part of)	1st Source Bank as Trustee for Land Trust #34515007
1559	12/19/97	115 Colfax lot 96 C2-6 (A part of)	18-1008-0305.04 (A part of)	1st Source Bank as Trustee for Land Trust #34515007
1562	2-24-98	207-211 S. Main St. C22-17	18-3007-0227	1st Source Corporation
1723	12/17/99	210 W. Monroe St. C14-1, 2 & 3	18-3015-0575	Patricia J. Bell
1723	12/17/99	215 S. Main St. C22-15 (N ½ of)	18-3007-0232	William E. Lee, Family Trust
1758	6-16-00	424 S. Michigan (Vacant lot) C10 (part of parcel)	18-3086-3472.01	U.S.A. Washington D.C.
1758	6-16-00	424 S. Michigan C10 (part of parcel)	18-3086-3472	U.S.A. Washington D.C.
1758	6-16-00	Vacant lot between Western and Wayne -- 424 S. Michigan C7-4	18-3087-3473.01	Mary F. Coyne
1758	6-16-00	316 S. St. Joseph C7-3 (part of parcel)	18-3087-3473.03	St. Joseph's Tower, Inc.
1758	6-16-00	320 S. St. Joseph C7-2 (part of parcel)	18-3087-3473.02	St. Joseph's Care Group, Inc
1783	8-4-00	710 N. Niles Avenue E17-05	18-5038-1349	Bert & Etta Liss
1843	9-7-01	218 Sycamore E2-19	18-5003-0047	Jack L. Hofferth
1843	9-7-01	216 Sycamore E2-18	18-5003-0048	Ronald L. Foudy
1843	9-7-01	305 E. Colfax St. E2-17	18-5003-0049	Ronald L. Foudy
1843	9-7-01	230-237 Sycamore E2-4	18-5003-0059	401 E. Colfax Avenue Corp.
1843	9-7-01	222 E. Side of	18-5003-0059.02	United Tele Spectrum of Indiana, Inc.

Resolution #	Date	Address/ Parcel Number	Key #/ Block #	Owner's Name
		Sycamore *E2-6		
1843	9-7-01	220 E. Side of f Indiana, Inc. *E2-7* As amended by the Redevelop- ment Commission in its meeting held on September 7, 2001.	18-5003-0059.03	United Tele Spectrum
1843	9-7-01	228 Sycamore E2-5	18-5003-0059.01	Tripods Partnership
1843	9-7-01	Vacant lot West & Adjacent To 312 La Salle , E2-8	18-5003-0060	Ronald L. Foudy
1843	9-7-01	Paved lot On La Salle Corp. East & Adjacent To 230 -237 Sycamore, E2-4	18-5003-0060.01	401 E. Colfax Avenue Corp.
1843	9-7-01	348 Columbia St., (excluding improvements) C6-6	18-3090-3481	Crowe Chizek & Company LLP
1843	9-7-01	Northeast of 350 S.Columbia (excluding improvements) C6-8	18-3090-3484.01	Crowe Chizek & Company LLP
1901	9-6-02	401 E. Monroe St. C6-12	18-3090-3476	St. Joseph River Bend Development Corp. (Key Bank)
1901	9-6-02	517 Colfax Ave E8-12	18-5005-0128	Ernest Bryant
1901	9-6-02	529 Colfax Ave. E8-11	18-500500130	Ernest Bryant
1901	9-6-02	211 Hill Street E8-10	18-5005-0129	Vern & Mary Planck
1922	12-6-02	416 S. Main St. C9-3	18-3016-0587.02	1 st Source Bank as Trustee of land
1952		420 S. Main Street C9-4A	18-3016-0589	Loren Priest & Larry Shafer
1973	6-6-03	418 S. Main St	18-3016-0588.02	McNease Emmett Revocable Living Trust
1973	6-6-03	424-430 Main St.	18-3016-0590.01	McNease Emmett Revocable Living Trust
1973	6-6-03	423 S. Michigan St	18-3016-0598	Freidline, John F.
1973	6-6-03	425 S. Michigan St.	18-3016-0599	Friedline, John F.
2029	2-20-04	237 N. Michigan C2-1	18-1002-0040	Downtown South Bend, Inc.
2029	2-20-04	Vacant Lot Adjacent to and South of 237 N. Michigan C2-1	18-1002-0041	Downtown South Bend, Inc.
2029	2-20-04	219-221 N. Michigan Street C2-14	18-1002-0042	Downtown South Bend, Inc.

Resolution #	Date	Address/ Parcel Number	Key #/ Block #	Owner's Name
2029	2-20-04	209 Colfax E2-21	18-5003-0056	Thomas Brademas, Jr.
2029	2-20-04	Vacant Lot Adjacent to 209 Colfax E2-20	18-5003-0058	Thomas Brademas, Jr.
2105	11-5-04	112 S. St. Louis St.	18-5011-0338	City of South Bend
2145	3-4-05	412 S. Lafayette Blvd. C18-3	18-3015-0555	Michael J. Morris
2185	10-7-05	117 South Street	18-3017-0626.01	John & Patricia Colley
2185	10-7-05	720 S. Michigan	18-3022-0810	Patricia Colley
2185	10-7-05	724-726 S. Michigan	18-3022-0811	Patricia Colley
2192	12-2-05	817 E. Sample St.	18-3037-1433	Art Mosaic and Tile Co.
2192	12-2-05	Vacated alley adjacent to 817	18-3037-1434	Art Mosaic and Title Co.
2192	12-2-05	Vacant lot adjacent to 817	18-3037-1434	Art Mosaic and Title Co.
2192	12-2-05	903 E. Sample Street	18-3037-1436	Art Mosaic and Title Co.
2328	5-18-07	202-206 S. Michigan Street	18-3003-0043	Key S.B., LLC
2374	7-7-07	513 S. Michigan Street	18-3017-0632	Foster A. & Linda L. Martin
2374	7-7-07	505 S. Michigan Street	18-3017-0628 18-3017-0629	Joseph & Elaine J. Gendel